

Depth/Size (ft):		Bedrooms:	6	Approx. Year Built:	2016
Frontage (ft):		Bathrooms:	5	Age:	8
Lot Area: (sq.ft.)	5,182.00	Full Baths:	4	Zoning:	RS-8
Flood Plain:	No	Half Baths:	1	Gross Taxes:	\$6,289.15
Rear Yard Exp:	East			For Tax Year:	2022
View:	Yes			P.I.D.:	029-574-765

Style of Home:	3 Storey	Parking:	Total: 4 - Covered: 2
Construction:	Frame - Wood	Covered Parking:	2
Exterior:	Fibre Cement Board,Stucco,Vinyl	Parking Access:	Front
Foundation:		Parking:	Garage; Double
Rain Screen:		Locker:	
Renovations:		Units in Dev:	
# of Fireplaces:	1 - Fuel: Natural Gas	Distance to:	
Water Supply:	City/Municipal	Title to Land:	Freehold NonStrata
Fuel/Heating:	Electric,Forced Air	Property Disc:	Yes
Outdoor Area:	Balcny(s) Patio(s) Dck(s),Fenced Yard	PAD Rental:	
Type of Roof:	Asphalt	Fixtures Leased:	No
Floor Finish:	Laminate,Carpet	Fixtures Rmvd:	No

View: Yes : VALLEY & City and Mt. Baker

Mgmt. Company:

Complex / Subdiv:

Services Connected: Community,Electricity,Natural Gas,Sanitary Sewer,Storm Sewer,Water

Legal: LOT 30, PLAN EPP43007, SECTION 18, TOWNSHIP 40, NEW WESTMINSTER LAND DISTRICT

Amenities: Air Cond./Central

Site Influences:

Features: Air Conditioning,ClthWsh/Dryr/Frdg/Stve/DW,Microwave,Security System,Wine Cooler

Bylaw Restrict:

Listing Broker(s): RE/MAX All Points Realty, RE/MAX All Points Realty

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Den	9'6 x 11'2	Above	Bedroom	10' x 11'
Main	Kitchen	10'4 x 14'	Above	Bedroom	12' x 11'10
Main	Wok Kitchen	7'10 x 7'6	Below	Kitchen	15' x 12'2
Main	Dining Room	15' x 12'	Below	Bedroom	9'8 x 11'10
Main	Great Room	17' x 17'	Below	Living Room	0' x 0'
Above	Bedroom	18' x 13'	Below	Bedroom	12'6 x 12'2
Above	Bedroom	10' x 11'			

Finished Floor (Main):	1,377 sqft	# Of Rooms:	13	Bathroom Floor	# of Pieces	Ensuite?
Finished Floor (Above):	1,269 sqft	# Of Kitchens:	3	Main	2	No
Finished Floor (Below):	0 sqft	# Of Levels:	3	Above	3	Yes
Finished Floor (Bsmt):	0 sqft	Suite:	Legal Suite	Above	3	Yes
Finished Floor (Total):	3,963 sqft	Crawl/Bsmt Height:		Above	4	Yes
Unfinished Floor:	0 sqft	Basement:	Fully Finished	Below	3	No
Grand Total:	3,963 sqft	Beds In Bsmt:	0 / 6			
		# Of Pets:				

Exquisite home located on Burke Mountain, this custom built single-family residence provides luxury living with its unparalleled design and breathtaking views of Mt. Baker. Situated on a corner lot, this home boasts 6 bed, 5 bath, with a legal suite as a mortgage helper. Chefs kitchen includes 3 cm quartz countertops, large gas burner, and a spice kitchen. The backyard includes a putting green and a fully turfed yard. The main level features an open-concept layout with vaulted ceilings, abundant natural light, and luxurious finishes throughout. Enjoy the tranquility of suburban living while still being within close proximity to great schools, parks, trails, and amenities.